

**CITY OF WEST ST. PAUL  
DAKOTA COUNTY, MINNESOTA**

**ORDINANCE NO. 23-**

**AN ORDINANCE REZONING A PARCEL AT THE NORTHEAST  
CORNER OF 1 MENDOTA ROAD WEST FROM R1 – SINGLE  
FAMILY RESIDENTIAL TO R3 – TOWNHOME  
RESIDENTIAL ZONING**

The City Council of West St. Paul does ordain:

**SECTION 1. AMENDMENT.** The Zoning Map of the City of West St. Paul is hereby amended by rezoning a parcel at the northeast corner of 1 Mendota Road West from R1 – Single Family Residential to R3 – Townhome Residential zoning for the property identified as:

That part of Lot 1, Block 1 of the Northern Service Center, described as followed:

Beginning at the most northeasterly corner of said Lot 1; thence on an assumed bearing of North 89 degrees 52 minutes 32 seconds West along the northerly line of said Lot 1, a distance of 259.25 feet to the intersection with a line lying 40.00 feet easterly of and parallel with the west line of the West Half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 29, Township 28 North, Range 22 West of the 4th Principal Meridian, said Dakota County, Minnesota; thence South 00 degrees 33 minutes 18 seconds East along said parallel line, a distance of 281.12 feet; thence North 89 degrees 51 minutes 15 seconds East, a distance of 259.09 feet to the most easterly line of said Lot 1; thence North 00 degrees 31 minutes 28 seconds West along said most easterly line, a distance of 279.90 feet to the point of beginning.

**SECTION 2. CONDITIONS.** The following condition shall be added:

1. Approval of the rezoning is contingent upon City Council approval of the corresponding site plan, conditional use permit, plat applications, and Met Council approval of the comprehensive plan amendment.

**SECTION 3. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed this 9<sup>th</sup> day of January, 2023.

Attest:

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David J. Napier, Mayor

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Nicole Tillander, City Clerk